

Broadway Volvo

Visioning & Design Workshop



Tonight's Workshop

1. Welcome/Introductions (Camila Bekat, 10 min.)
2. Goals and Objectives (Camila Bekat, 3 min.)
3. Existing Conditions (Phil Swaim 10 min.)
4. Future (Phil Swaim, 7 min.)
5. Design Issues (Phil Swaim, 3 min.)
6. Market Realities (Joseph Snapp, 7 min)
7. Breakout groups (40 min)
8. Share Ideas (20 min)
9. Next Steps
10. Adjourn

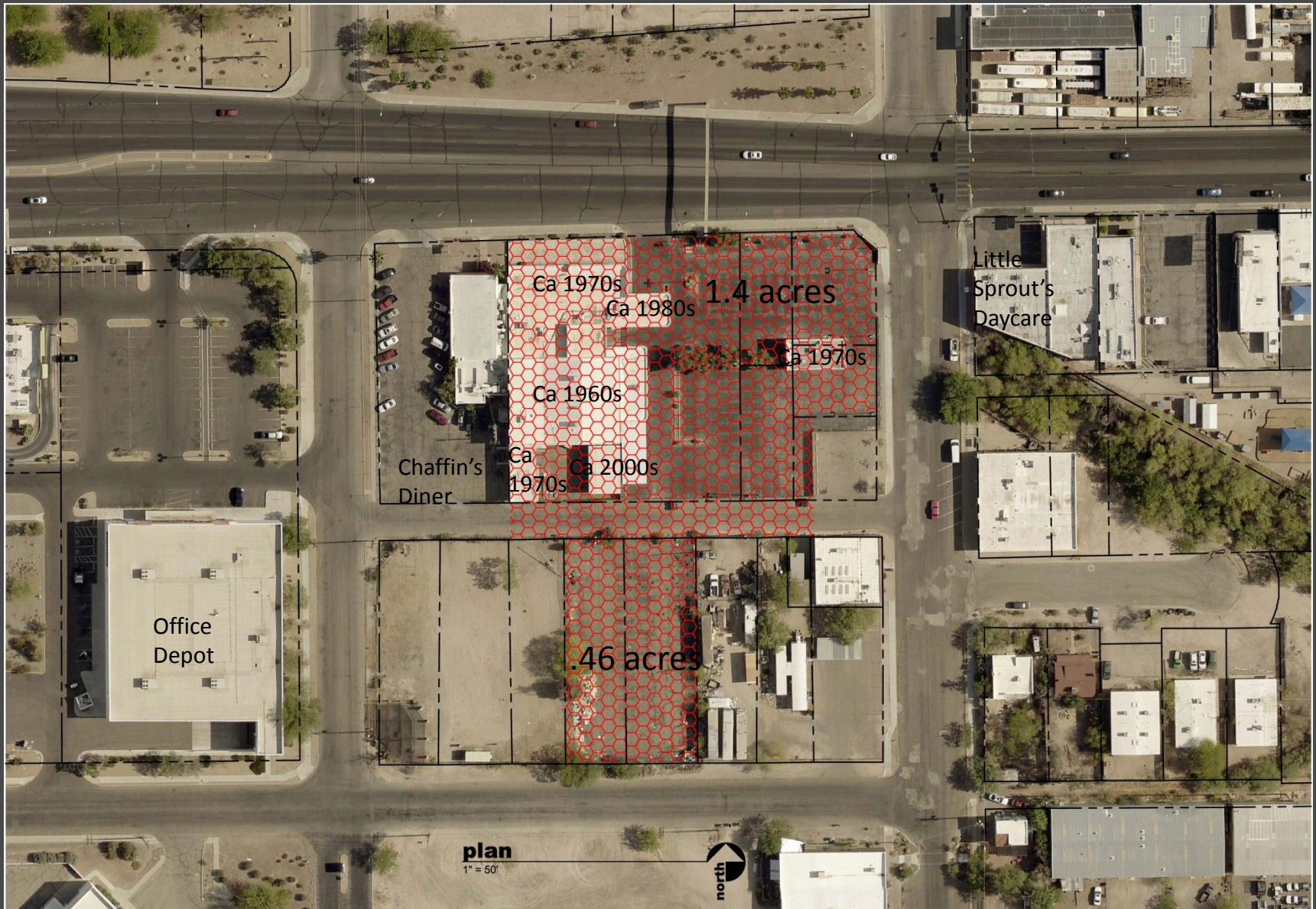
Why are we here?

- City purchased site in 2007
- Real Estate has been directed by Council to sell surplus properties and get them on the tax roll
- OEI priority of investment in key commercial areas
- City was approached by interested buyers

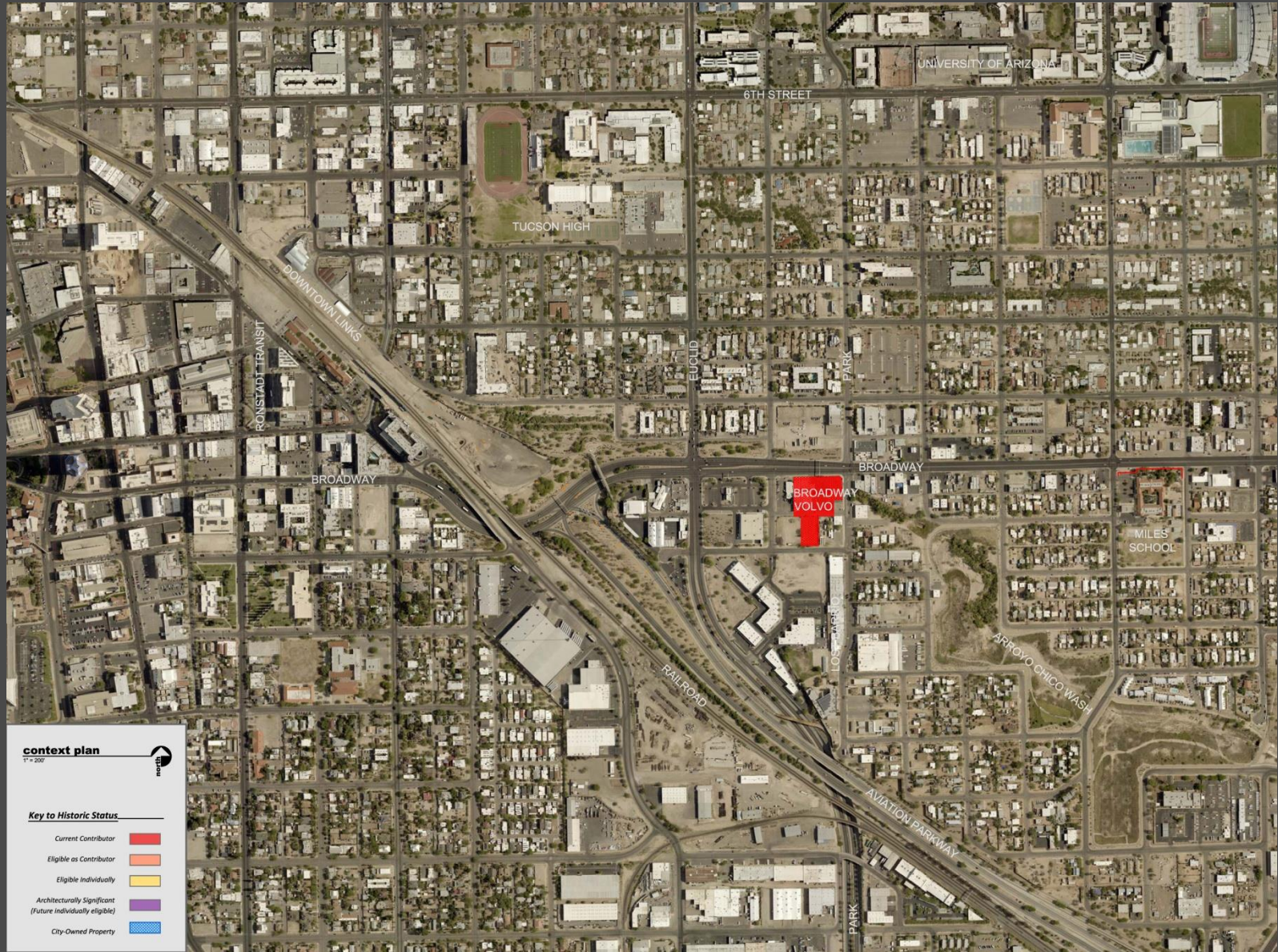
Goals and Objectives of Tonight's Workshop

- Overview of existing conditions, current and future projects that may impact the site
- Discussion of building height, density, and uses of future development
- Collect the community's input to identify a vision for the development of the site
- City will pursue options for sale of the property

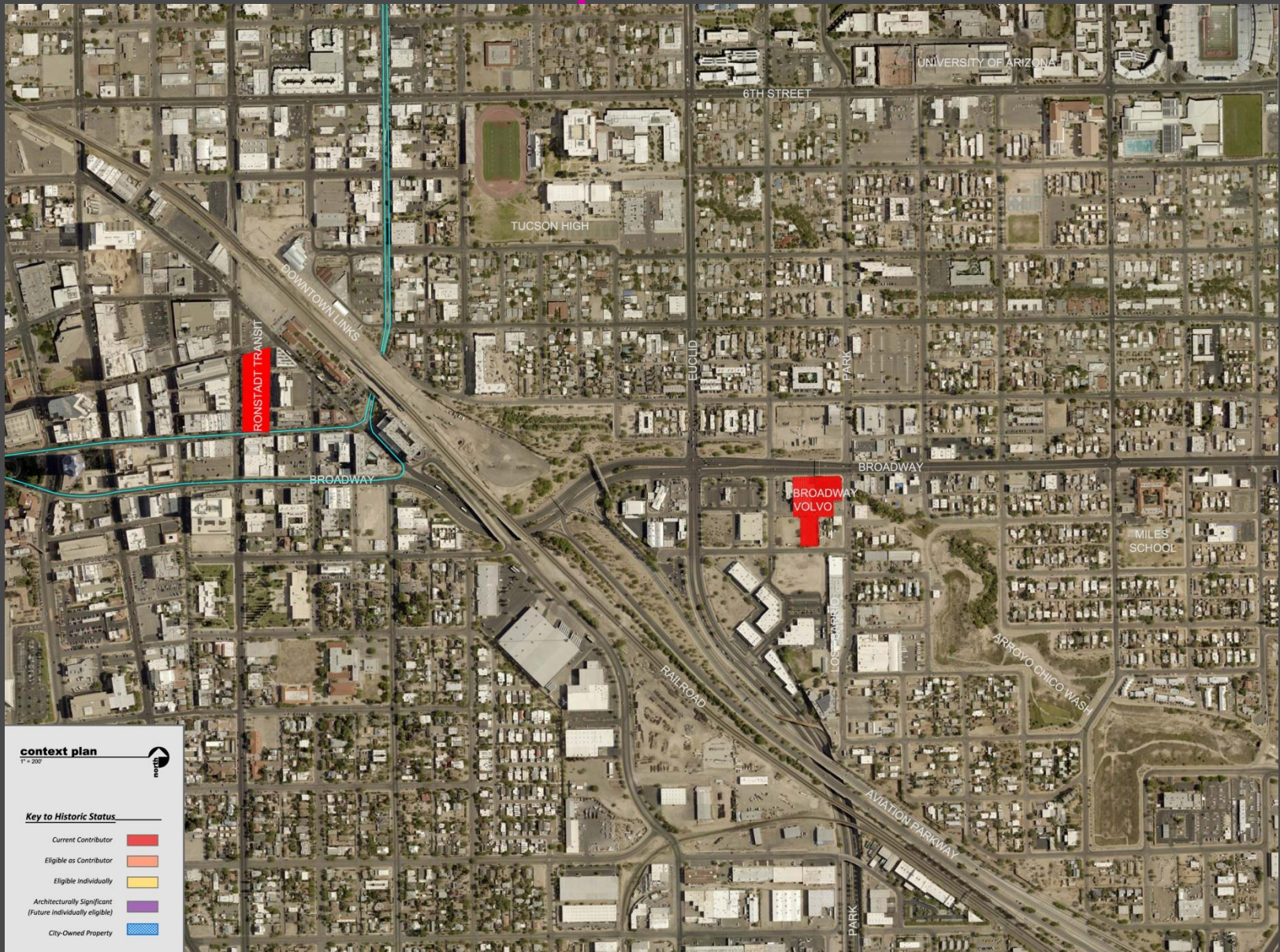
Parcels



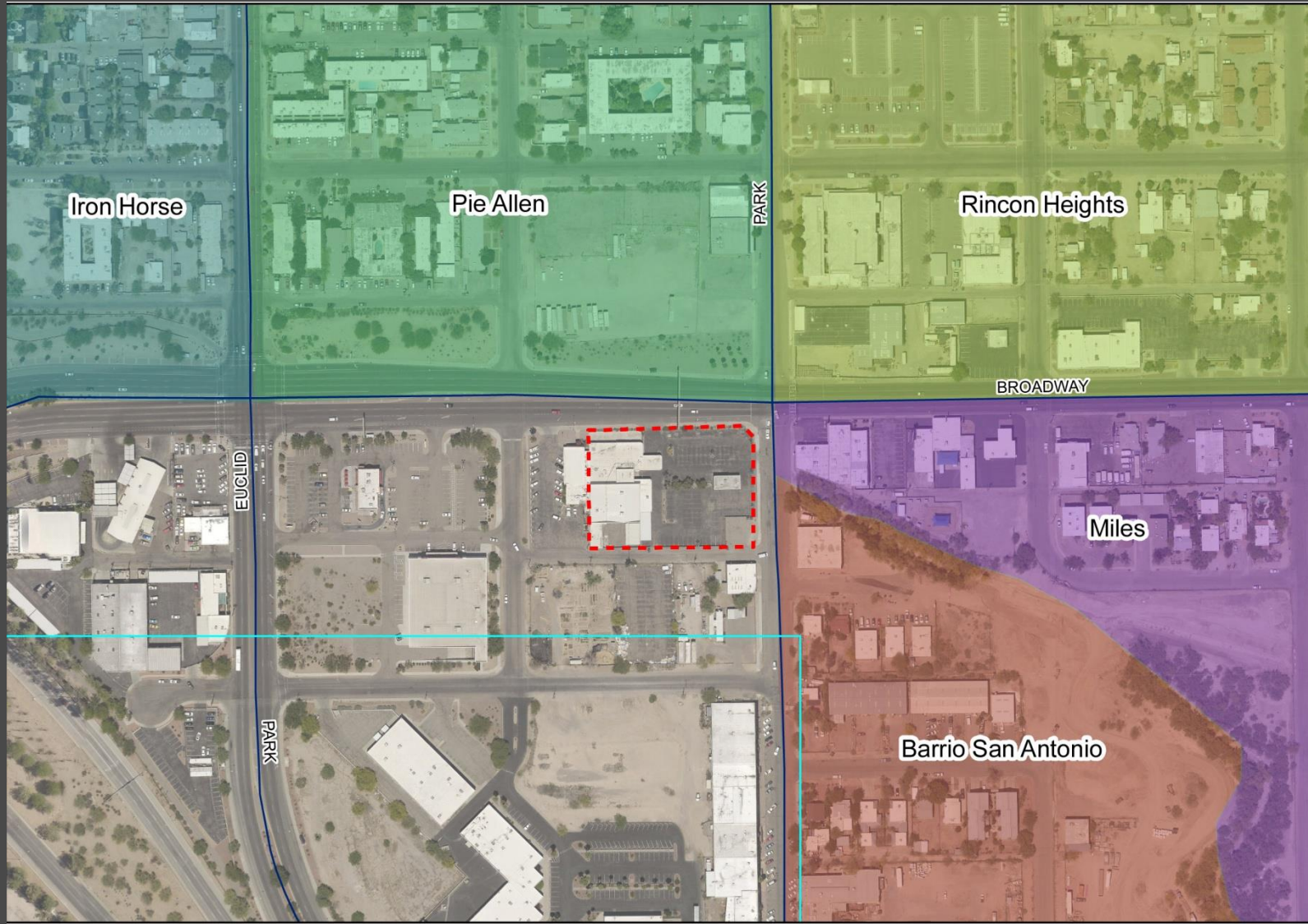
Location and Context



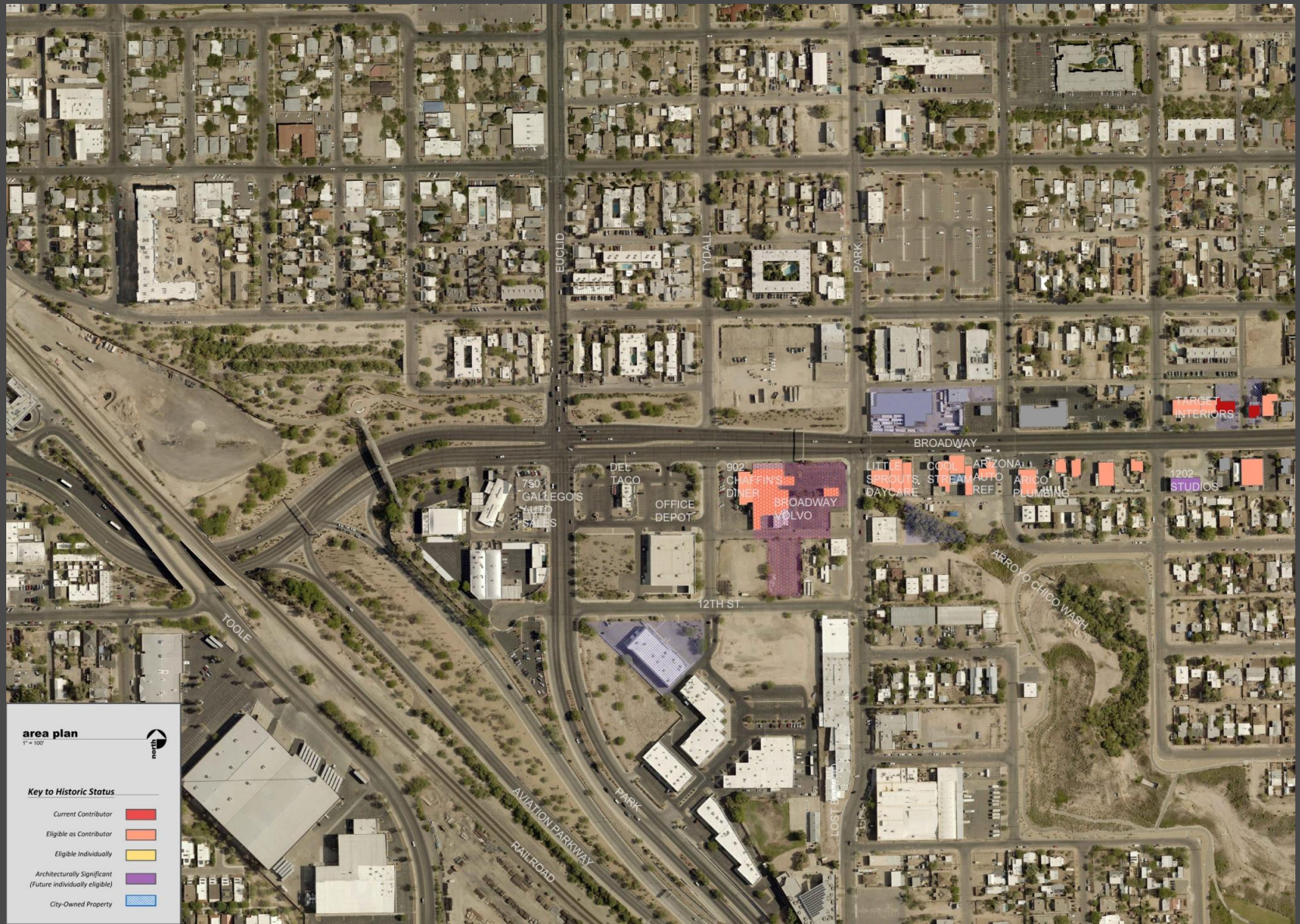
Transportation



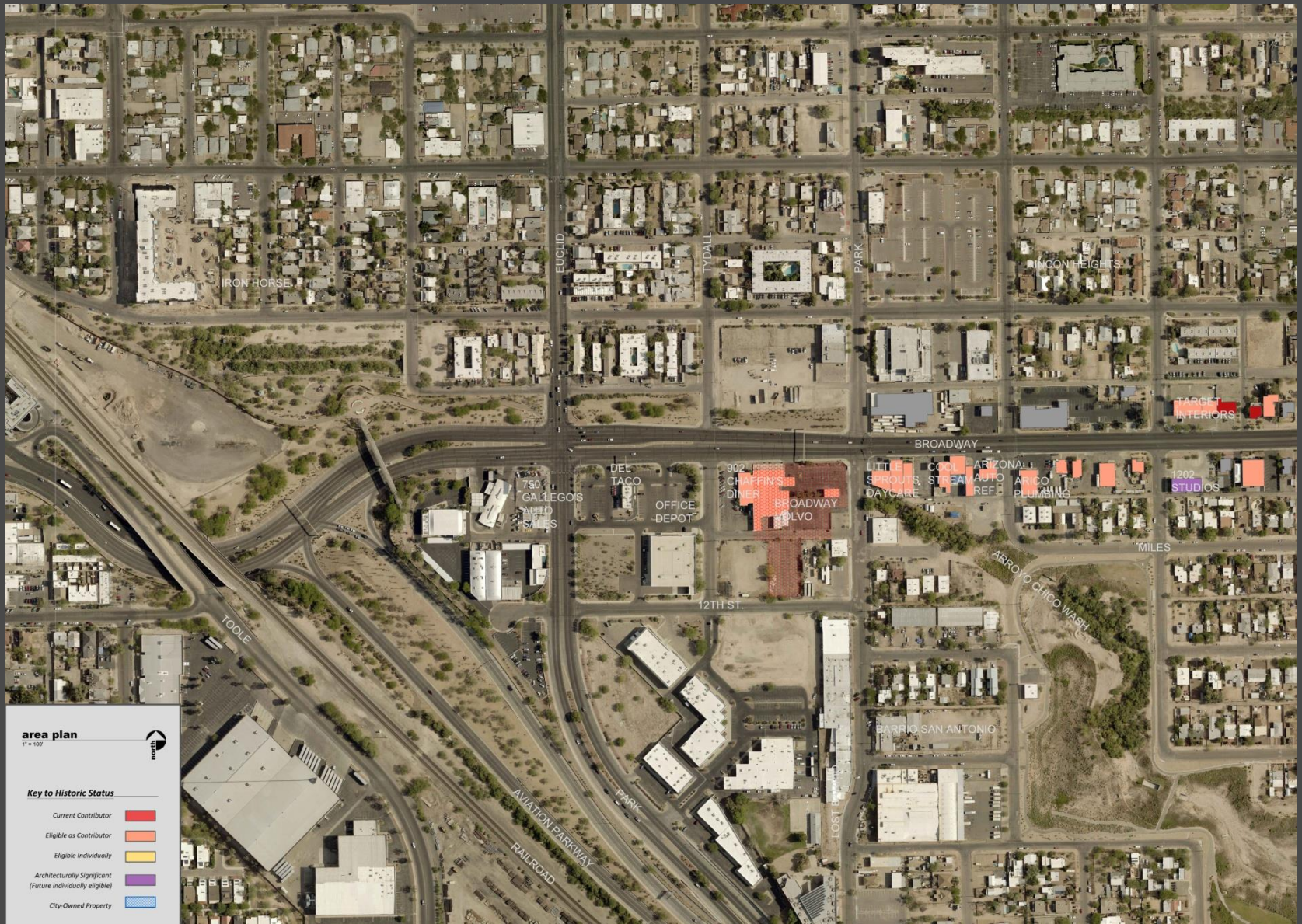
Neighborhood Associations and Districts



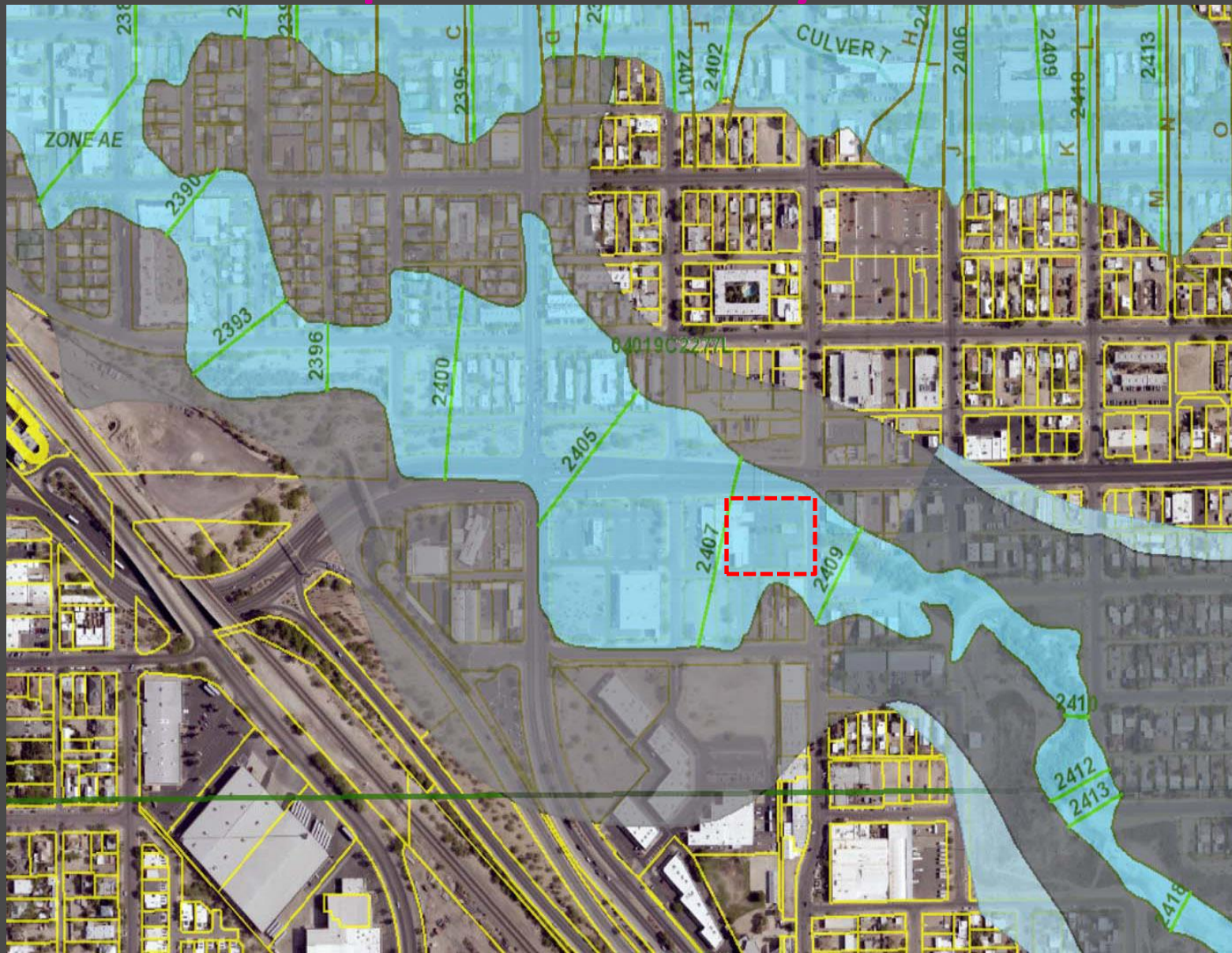
Existing Land Uses



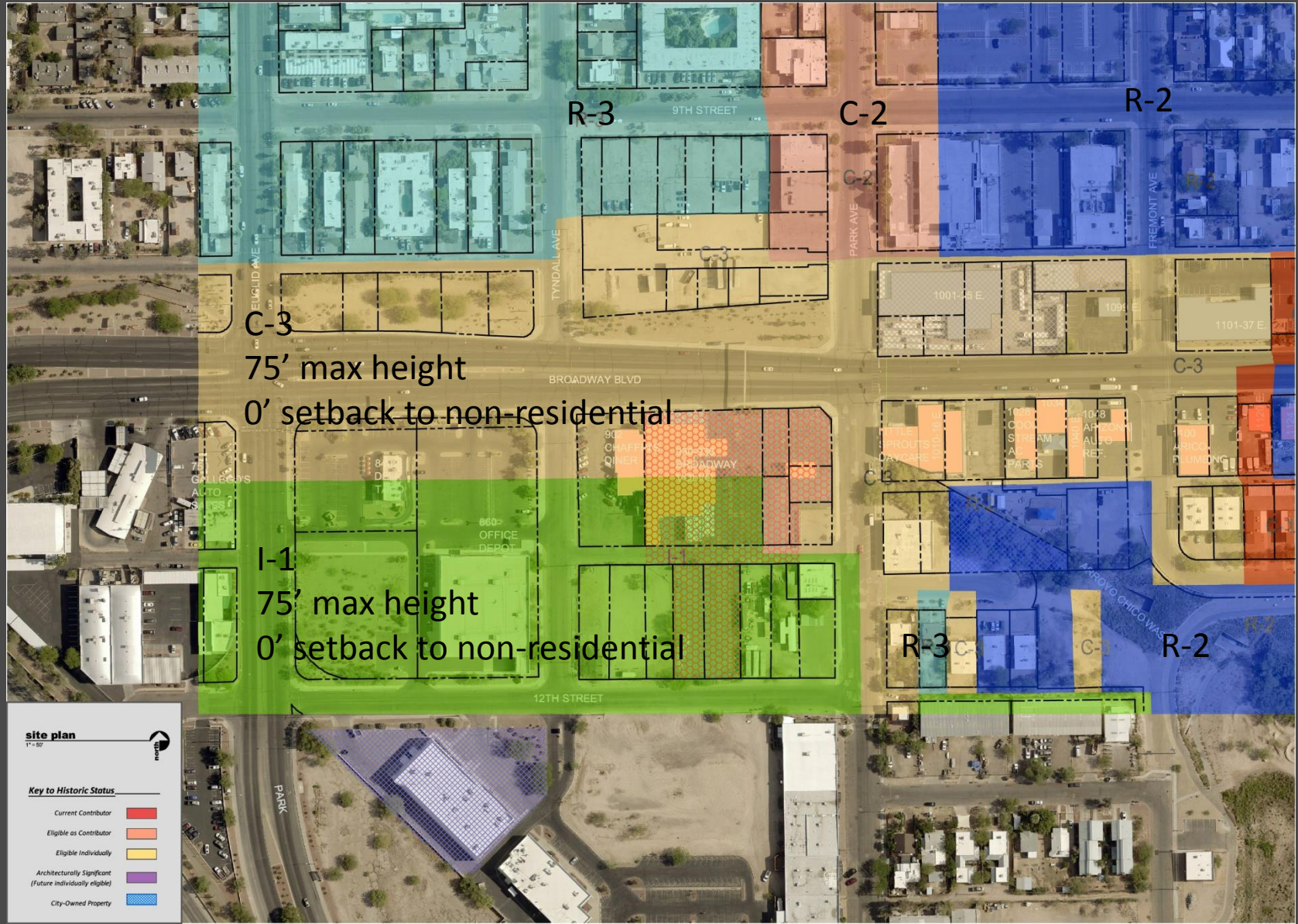
Historic



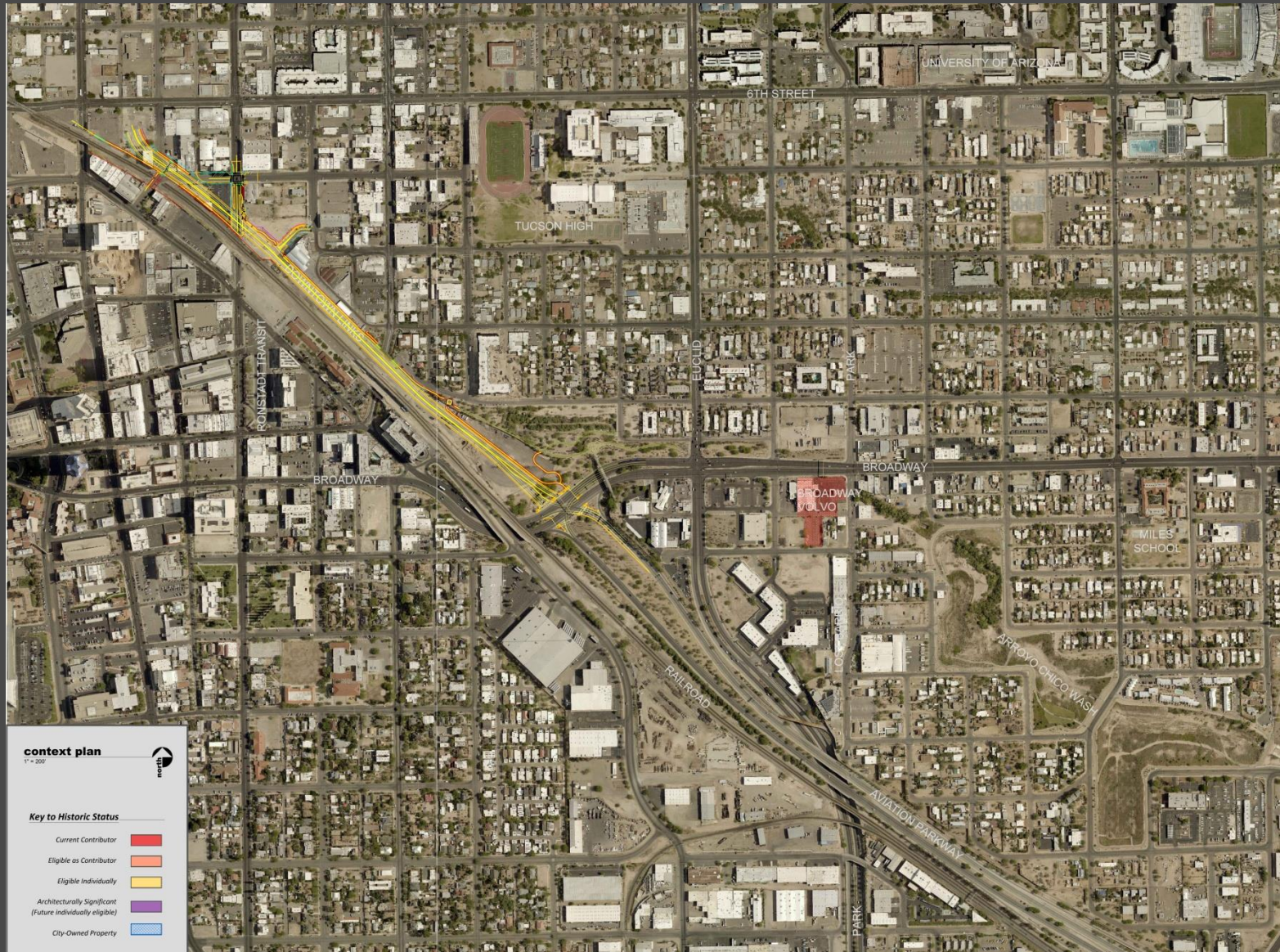
Floodplain / Arroyo Chico



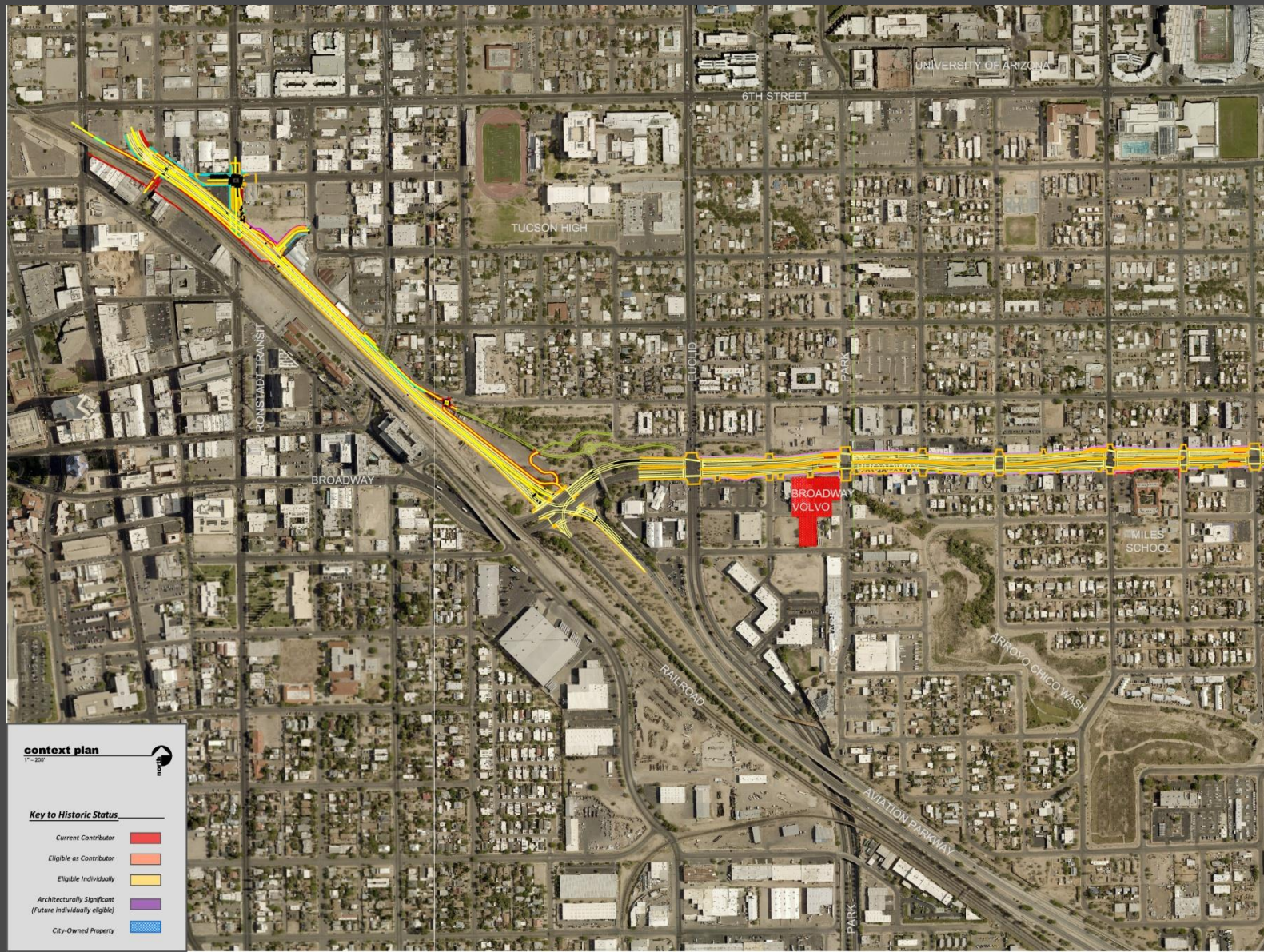
Zoning and Area Plans



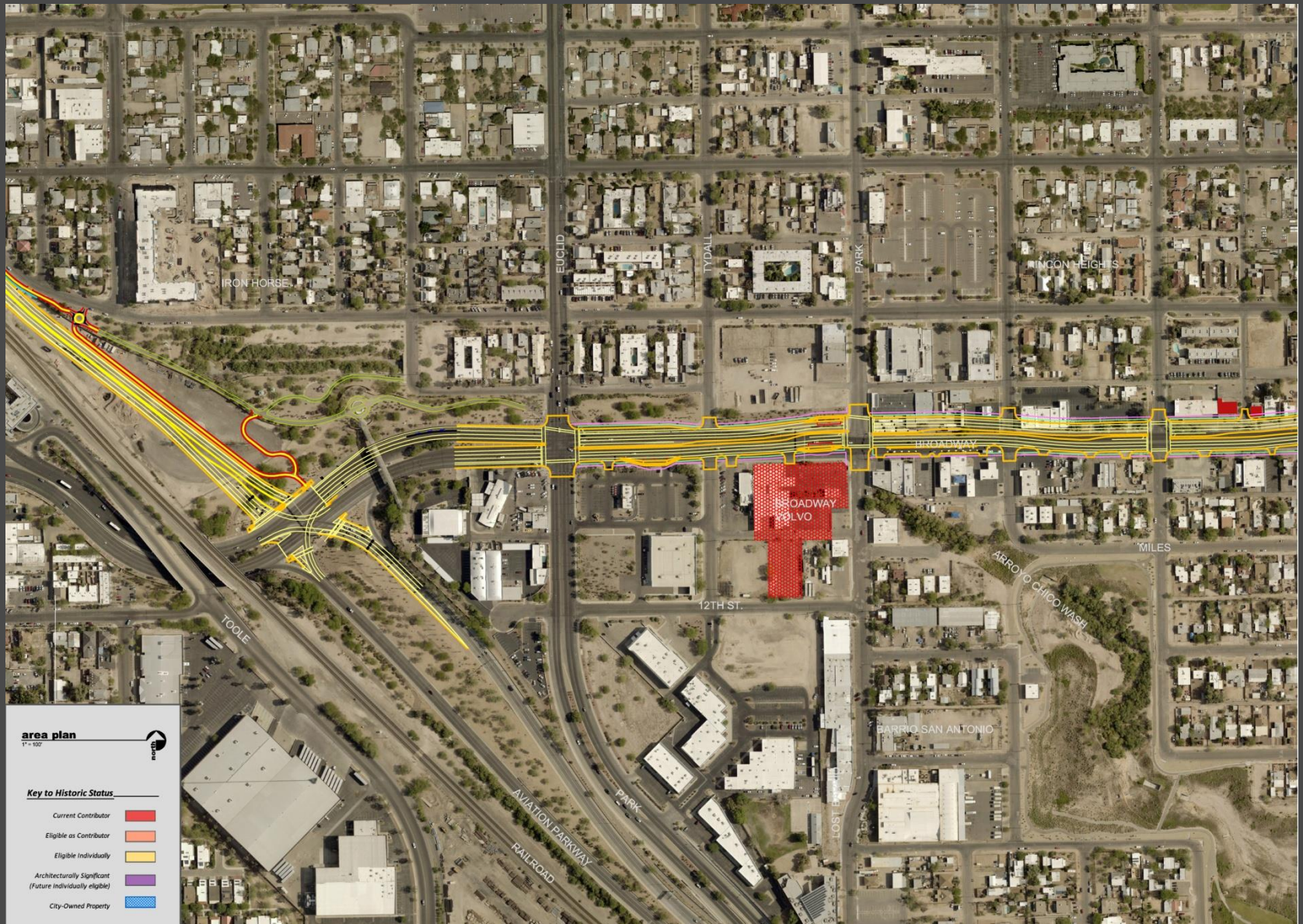
Future: Downtown Links



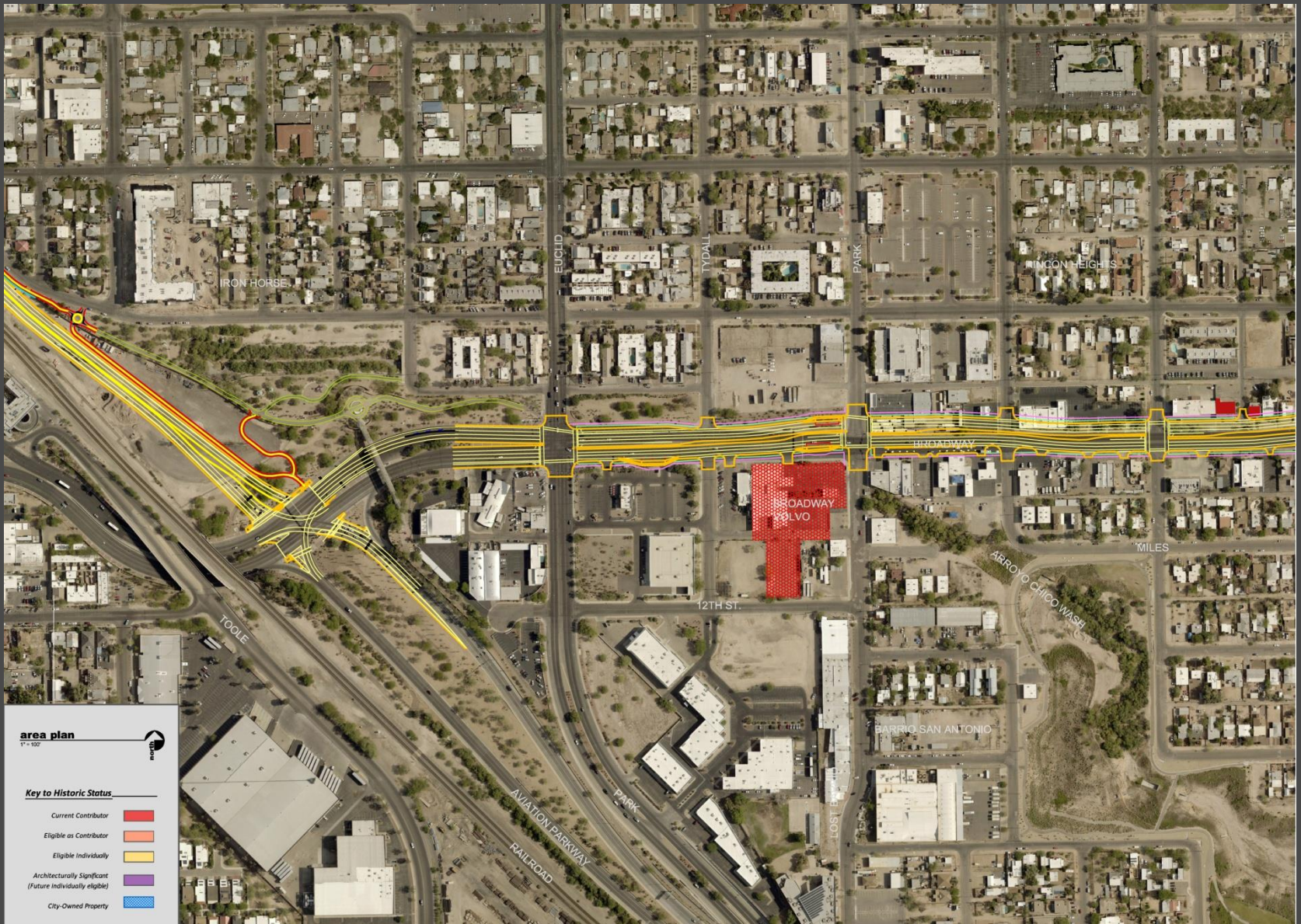
Future: Broadway Widening



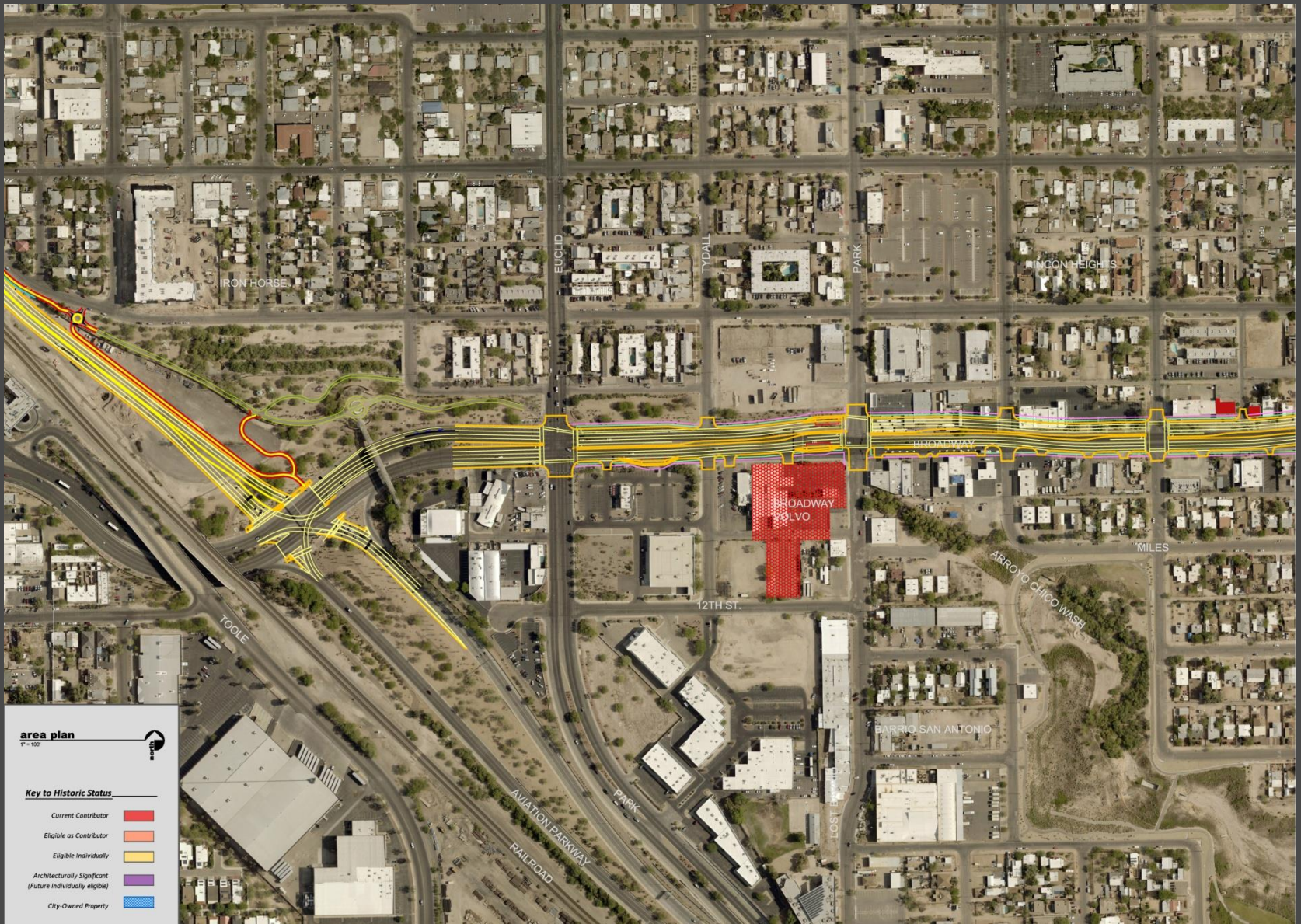
Future: Broadway Widening



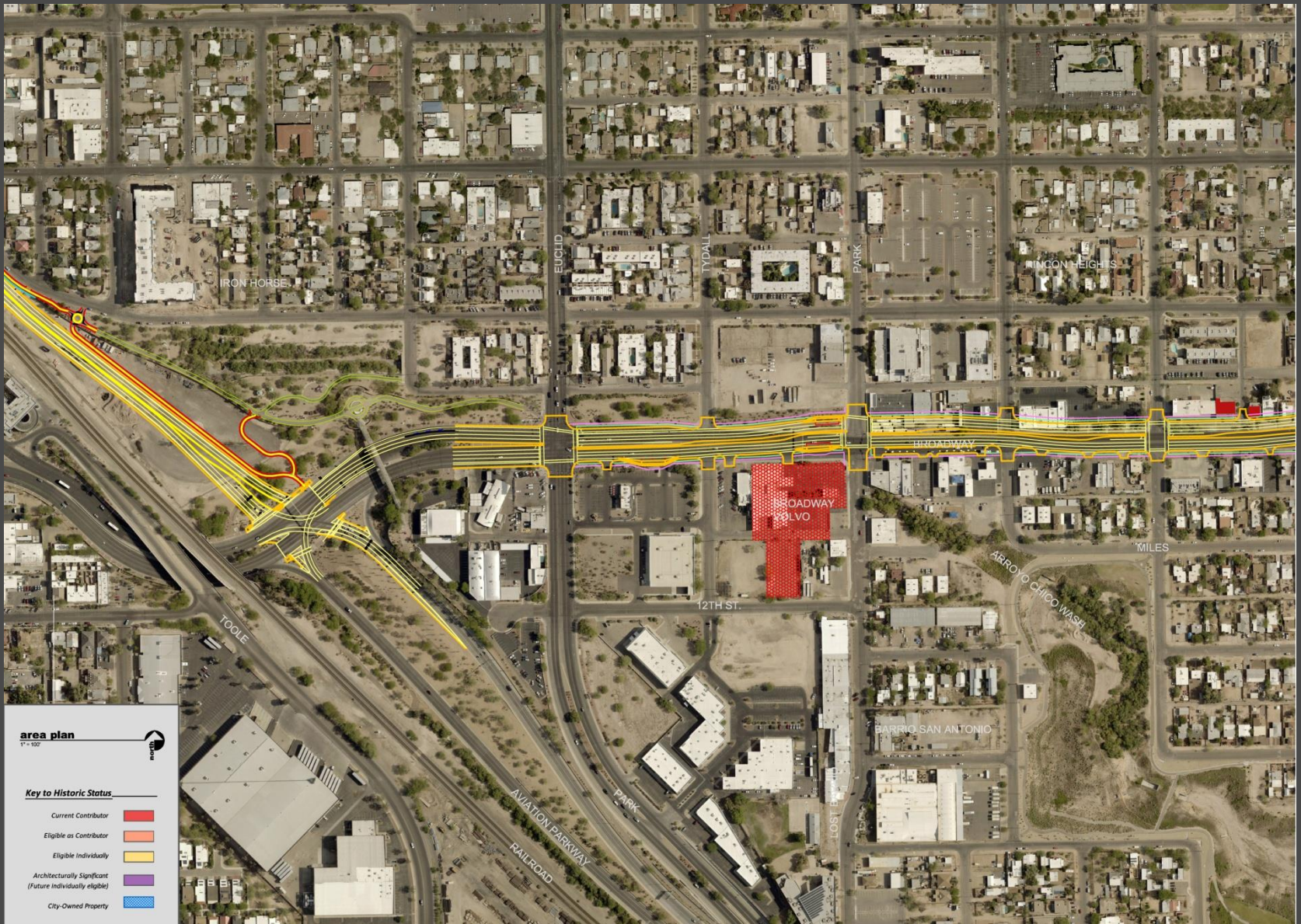
Future: Park Ave.



Future: Transit



Future: Redevelopment



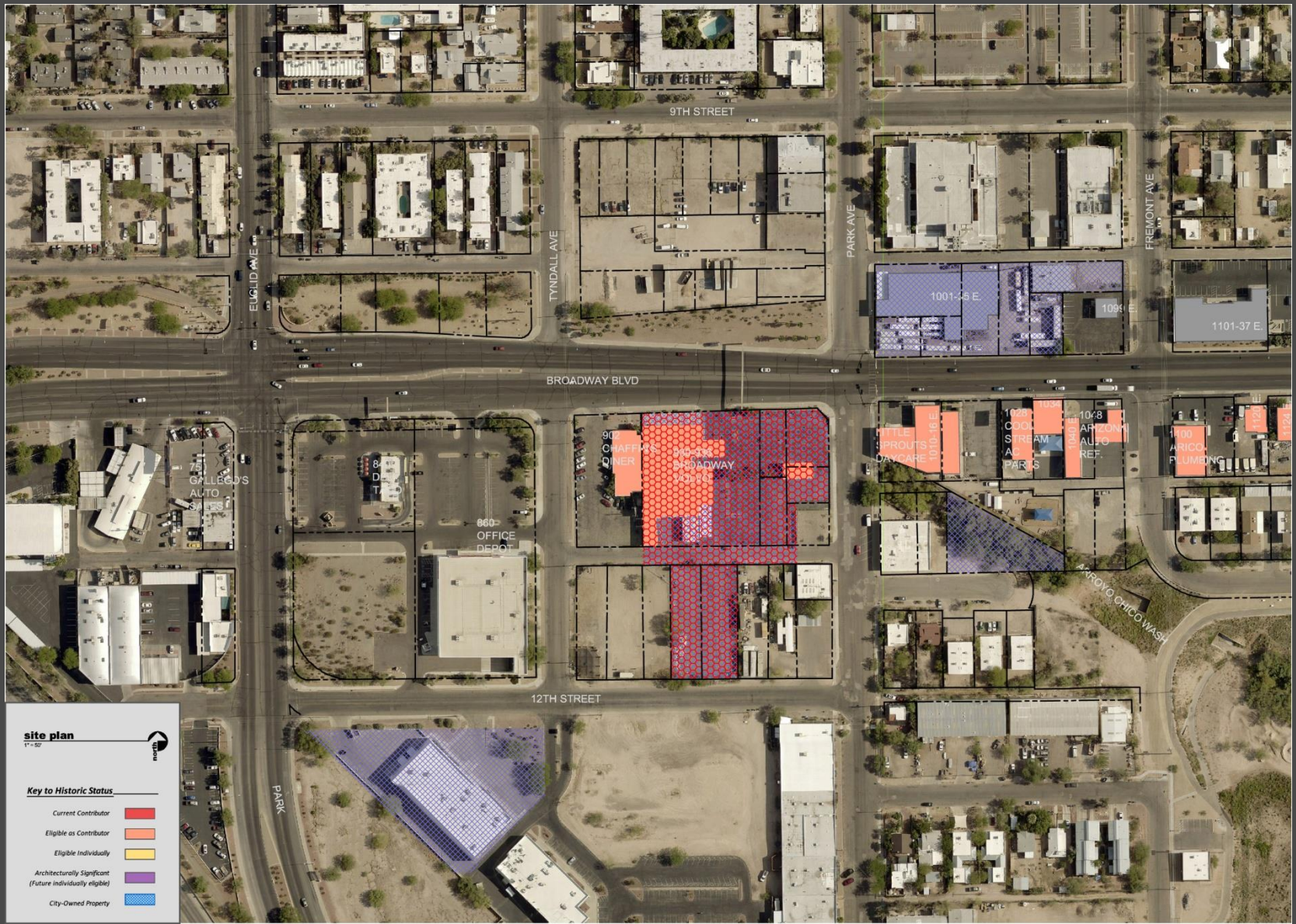
Design Issues

- Land Use
- Community
- Density and Scale
- Circulation and Connections
- Parking
- Economics

Market Realities

- Joseph Snapp from Alliance Bank

Site Plan



Breakout Discussions

- Vision(s) for the area and the site
- Concept Plans
 - Building height
 - Scale and density
 - Uses
- Opportunities
- Constraints – and what to do about them

Share Ideas

- Common Ground
- Conflicts

